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ORDINANCE NO. 3548

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, REZONING CERTAIN REAL PROPERTY IN THREE AREAS OF THE CITY, THE FIRST LYING GENERALLY SOUTH OF SOUTHWEST COUNTY PARK, EAST OF 94TH AVENUE WEST, WEST OF 80TH AVENUE WEST AND EXTENDING SOUTH TO 196TH STREET SW FROM RS-12 TO RS-10; THE SECOND AREA LYING BETWEEN 8TH AVENUE SOUTH AND 98TH AVENUE WEST FROM PINE STREET TO 220TH SW, AND FROM RS-12 TO RS-10; A THIRD AREA LYING NORTHWEST OF SHERWOOD ELEMENTARY ALONG SR 104 FROM RS-6 AND RS-12 TO RS-MP, SINGLE-FAMILY MASTER PLAN, DESCRIBING SUCH AREAS IN GREATER DETAIL, AUTHORIZING AMENDMENT OF THE CITY'S ZONING MAP TO REFLECT SUCH CHANGES, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, the City has within its borders RS-12 zoned property, which does not meet the Growth Management Hearings Board (GMHB) urban density guideline of four units per acre; and

WHEREAS, the City Council has created RS-10 zoning in order to meet the current direction of the GMHB, reserving to itself in its sole legislative discretion, the right to rezone such property to lower densities if factors exist which would justify lower densities in accordance with the direction of either the GMHB or the courts as they further explicate the conditions under which urban densities may exceed the four-unit per acre guideline; and

WHEREAS, the City Council has received the favorable recommendation of its Planning Board regarding the proposed changes; and

WHEREAS, following public hearing, the City Council deems it to be in the public interest to rezone such properties, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Certain real property lying generally south of Southwest County Park, east of 94th Avenue West, west of 80th Avenue West and extending south to 96th Avenue SW, more particularly described on Attachments 1 and 2, and more particularly described in Planning File No. R-05-34, all of such documents and attachments being incorporated by reference as fully as if herein set forth, is hereby rezoned from RS-12 to RS-10.

Section 2. Certain real property lying generally between 9th Avenue South and 98th Avenue West from Pine Street to 220th Street SW, and more particularly shown on Attachment 1 and Attachment 3, and more particularly described in Planning File No. R-05-34, all of such documents and attachments being incorporated by reference as fully as if herein set forth, is hereby rezoned from RS-12 to RS-10.

Section 3. Certain real property lying southwest of Sherwood Elementary along SR 104 and more particularly shown on Attachments 1 and 4, and more particularly described in Planning File No. R-05-34, all of such documents and attachments being incorporated by reference as fully as if herein set forth, is hereby rezoned from RS-6 and RS-12 to RS-MP, single-family master plan.

Section 4. The Community Services Director is hereby authorized to amend the City's zoning map to reflect the rezones described in Sections 1 through 3 above

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect

five (5) days after passage and publication of an approved summary thereof consisting of the title.

APPROVED:

MAYOR GARY HAAKENSEN

ATTEST/AUTHENTICATED:

CITY CLERK, SANDRA S. CHASE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY _____
W. SCOTT SNYDER

FILED WITH THE CITY CLERK:	04/22/2005
PASSED BY THE CITY COUNCIL:	04/26/2005
PUBLISHED:	05/01/2005
EFFECTIVE DATE:	05/06/2005
ORDINANCE NO. <u>3548</u>	

SUMMARY OF ORDINANCE NO. 3548

of the City of Edmonds, Washington

On the 26th day of April, 2005, the City Council of the City of Edmonds, passed Ordinance No. 3548. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, REZONING CERTAIN REAL PROPERTY IN THREE AREAS OF THE CITY, THE FIRST LYING GENERALLY SOUTH OF SOUTHWEST COUNTY PARK, EAST OF 94TH AVENUE WEST, WEST OF 80TH AVENUE WEST AND EXTENDING SOUTH TO 196TH STREET SW FROM RS-12 TO RS-10; THE SECOND AREA LYING BETWEEN 8TH AVENUE SOUTH AND 98TH AVENUE WEST FROM PINE STREET TO 220TH SW, AND FROM RS-12 TO RS-10; A THIRD AREA LYING NORTHWEST OF SHERWOOD ELEMENTARY ALONG SR 104 FROM RS-6 AND RS-12 TO RS-MP, SINGLE-FAMILY MASTER PLAN, DESCRIBING SUCH AREAS IN GREATER DETAIL, AUTHORIZING AMENDMENT OF THE CITY'S ZONING MAP TO REFLECT SUCH CHANGES, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

The full text of this Ordinance will be mailed upon request.

DATED this 27th day of April, 2005.

CITY CLERK, SANDRA S. CHASE